HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: July 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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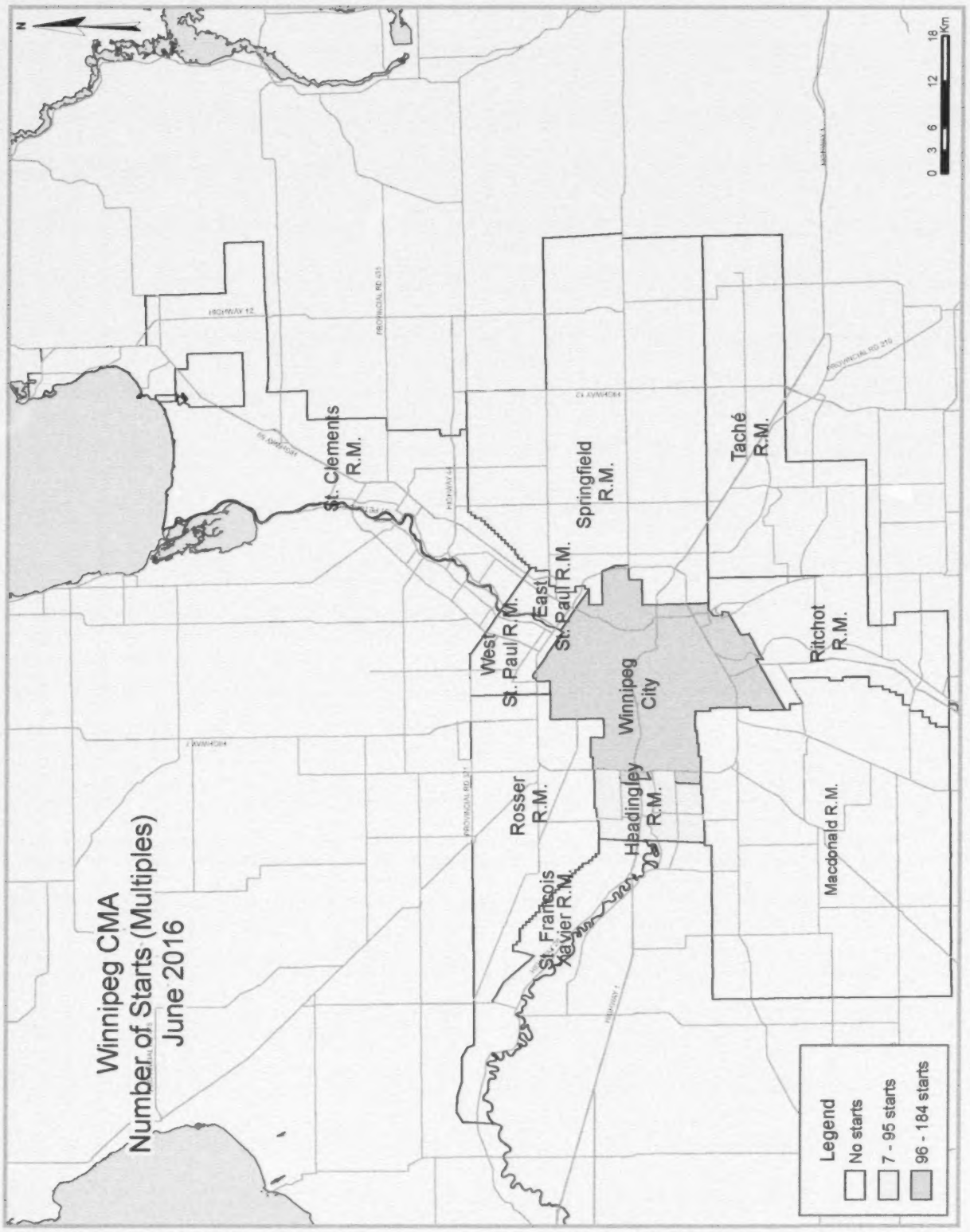
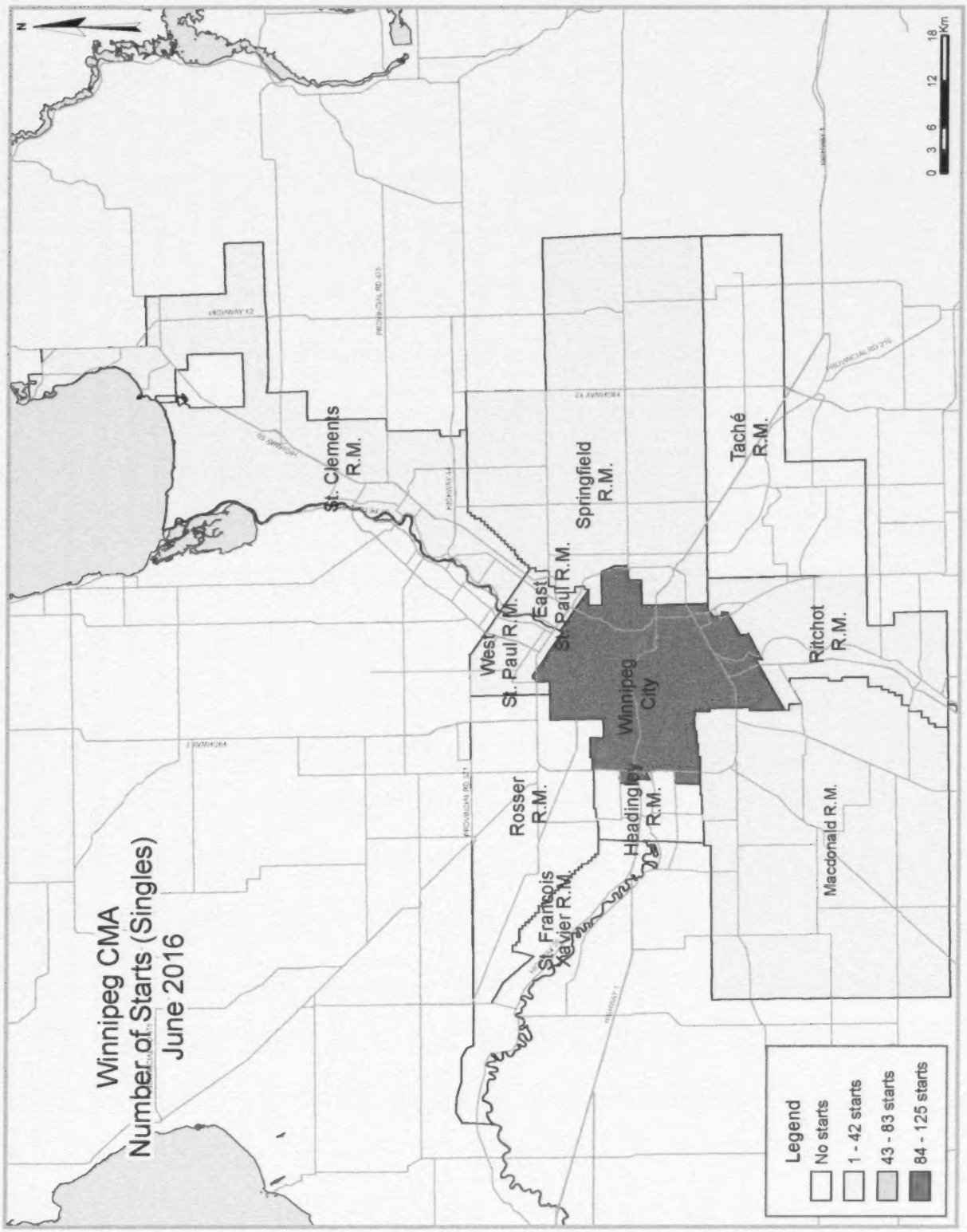
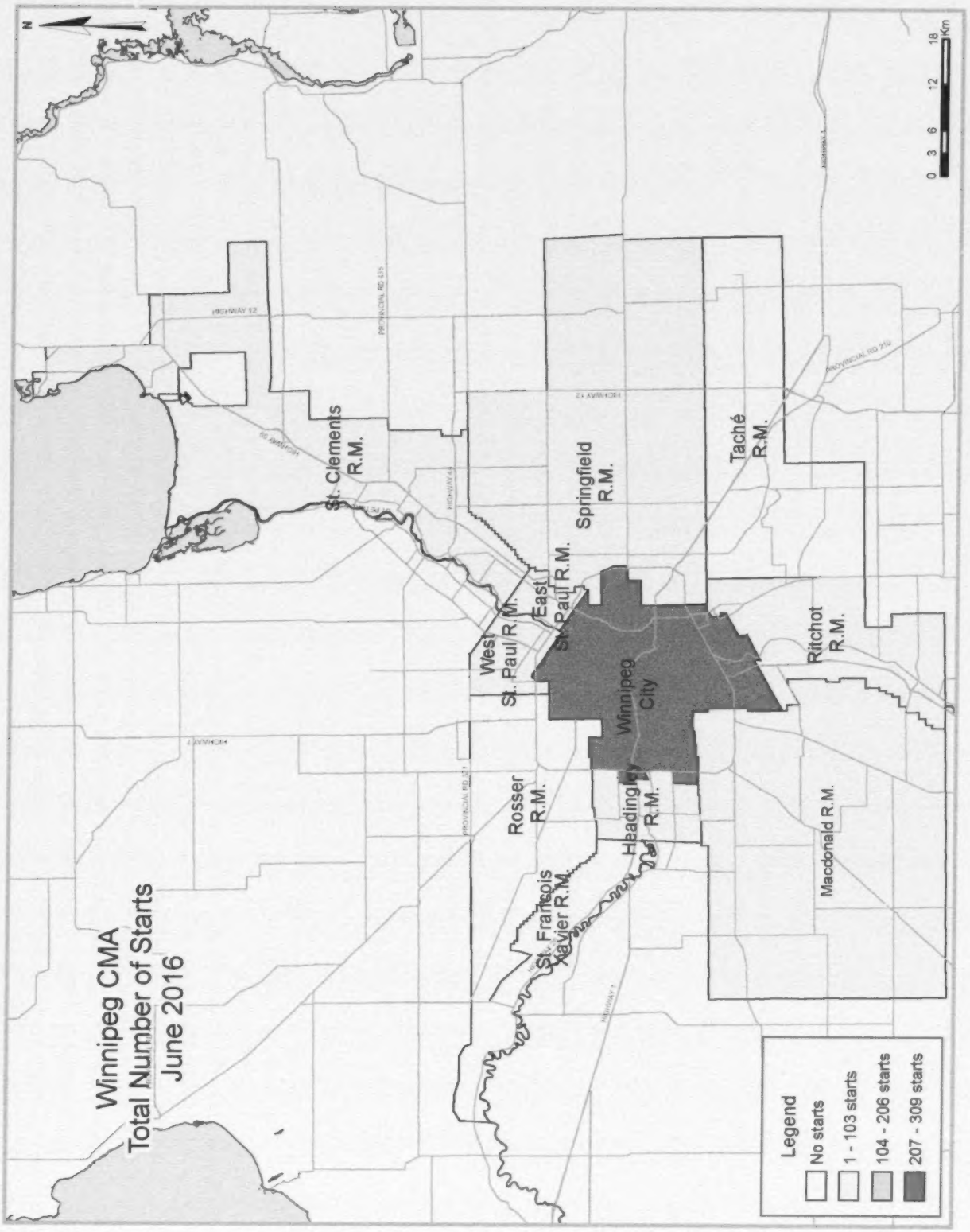
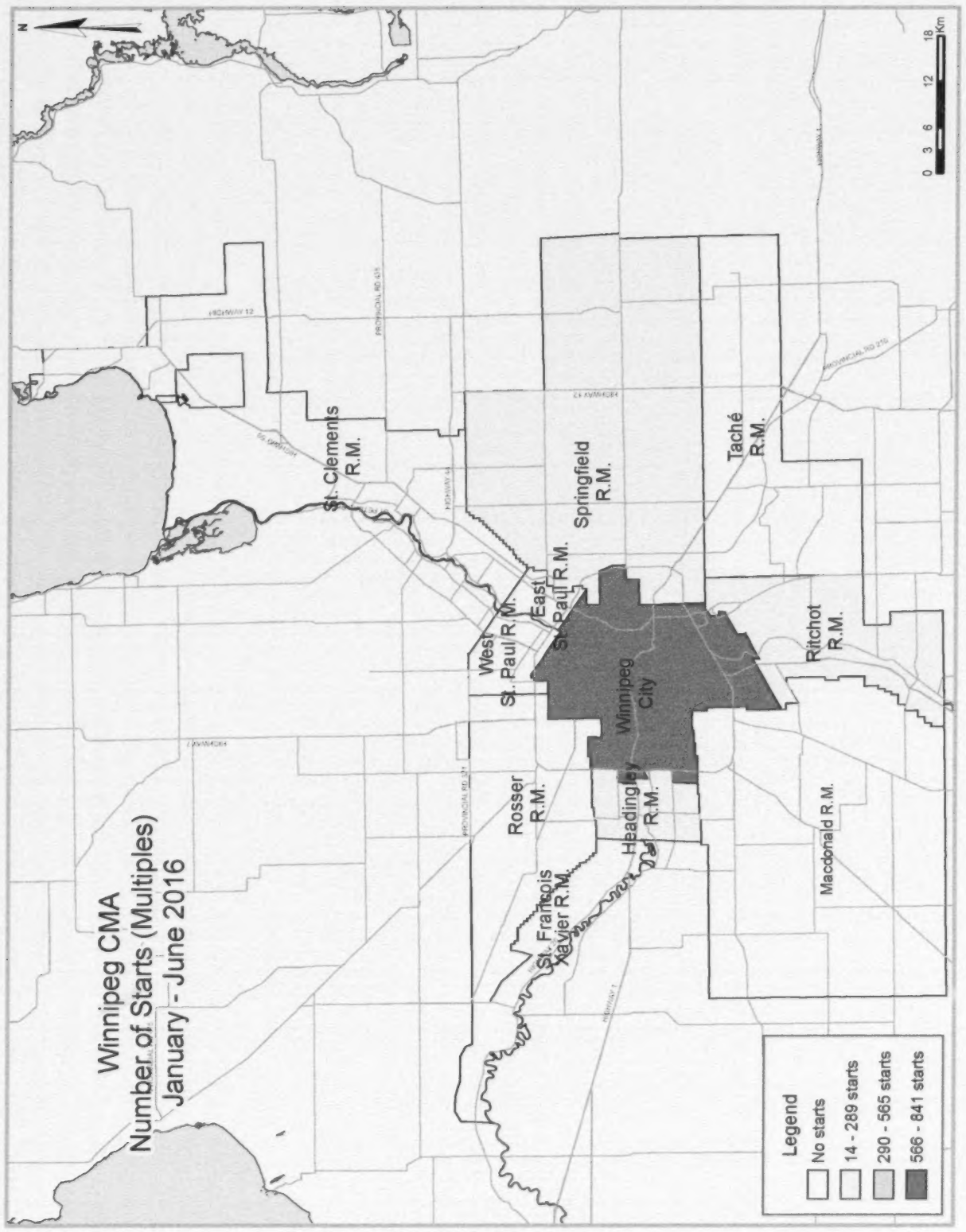
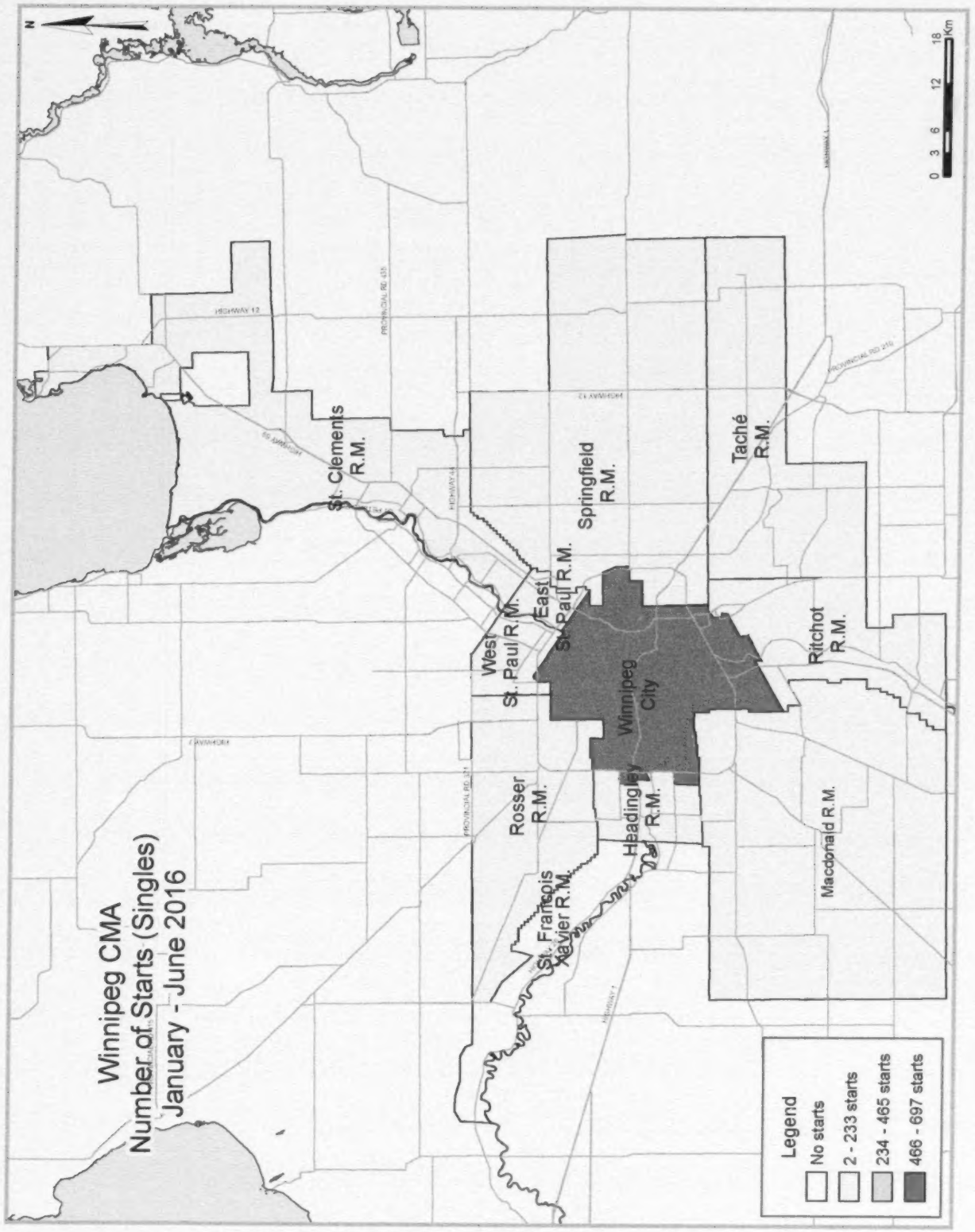
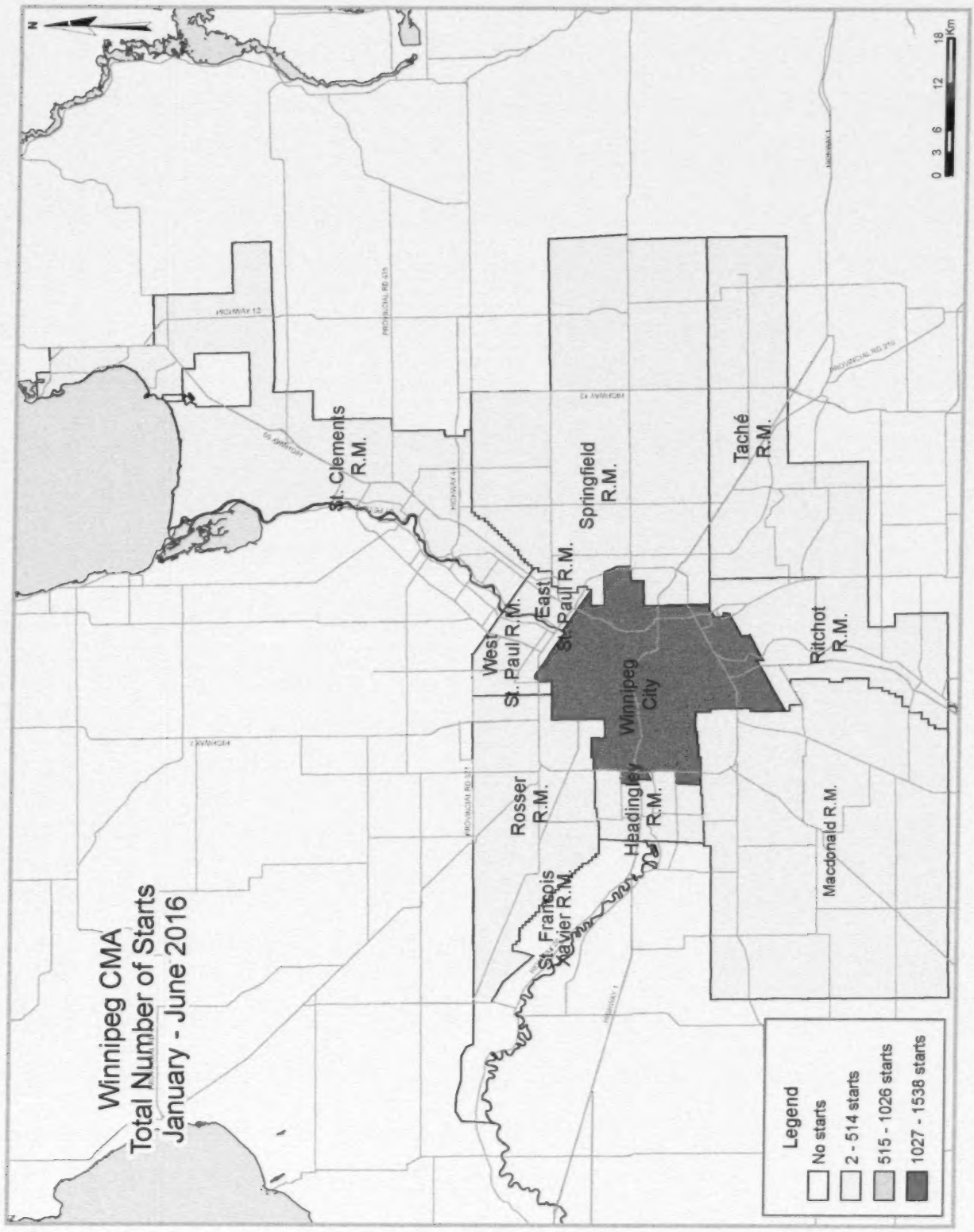

Winnipeg CMA
Number of Starts (Multiples)
June 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
7 - 95 starts
96 - 184 starts


Winnipeg CMA
Number of Starts (Singles)
June 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 42 starts
43 - 83 starts
84 - 125 starts


Winnipeg CMA
Total Number of Starts
June 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 103 starts
104 - 206 starts
207 - 309 starts


Winnipeg CMA
Number of Starts (Multiples)
January - June 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
14 - 289 starts
290 - 565 starts
566 - 841 starts


Winnipeg CMA
Number of Starts (Singles)
January - June 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 233 starts
234 - 465 starts
466 - 697 starts


Winnipeg CMA
Total Number of Starts
January - June 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 514 starts
515 - 1026 starts
1027 - 1538 starts
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Winnipeg CMA[1]	May 2016	June 2016
Trend[2]	3,572	3,605
SAAR	4,536	3,969
	June 2015	June 2016
Actual		
June - Single-Detached	167	153
June - Multiples	87	191
June - Total	254	344
January to June - Single-Detached	764	843
January to June - Multiples	1,059	899
January to June - Total	1,823	1,742

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	153	24	7	0	30	15	51	64	344
June 2015	167	22	0	0	7	0	58	0	254
% Change	-8.4	9.1	n/a	n/a	**	n/a	-12.1	n/a	35.4
Year-to-date 2016	843	94	7	0	150	197	72	379	1,742
Year-to-date 2015	764	90	0	0	117	159	106	587	1,823
% Change	10.3	4.4	n/a	n/a	28.2	23.9	-32.1	-35.4	-4.4
UNDER CONSTRUCTION									
June 2016	1,010	134	19	6	224	1,102	114	2,046	4,655
June 2015	1,031	98	4	0	347	1,535	90	1,181	4,286
% Change	-2.0	36.7	**	n/a	-35.4	-28.2	26.7	73.2	8.6
COMPLETIONS									
June 2016	136	16	0	0	12	66	22	191	443
June 2015	167	16	0	0	12	56	41	3	295
% Change	-18.6	0.0	n/a	n/a	0.0	17.9	-46.3	**	50.2
Year-to-date 2016	818	118	0	0	122	190	49	298	1,595
Year-to-date 2015	982	78	7	4	86	385	49	447	2,038
% Change	-16.7	51.3	-100.0	-100.0	41.9	-50.6	0.0	-33.3	-21.7
COMPLETED & NOT ABSORBED									
June 2016	212	34	1	2	53	290	n/a	n/a	592
June 2015	271	32	6	2	81	269	n/a	n/a	661
% Change	-21.8	6.3	-83.3	0.0	-34.6	7.8	n/a	n/a	-10.4
ABSORBED									
June 2016	139	18	0	0	13	79	n/a	n/a	249
June 2015	178	8	0	0	12	14	n/a	n/a	212
% Change	-21.9	125.0	n/a	n/a	8.3	**	n/a	n/a	17.5
Year-to-date 2016	852	120	3	0	155	311	n/a	n/a	1,441
Year-to-date 2015	946	47	1	4	85	243	n/a	n/a	1,326
% Change	-9.9	155.3	200.0	-100.0	82.4	28.0	n/a	n/a	8.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
June 2016	125	24	0	0	30	15	51	64	309
June 2015	110	22	0	0	7	0	58	0	197
East St. Paul R.M.									
June 2016	10	0	0	0	0	0	0	0	10
June 2015	6	0	0	0	0	0	0	0	6
Headingley R.M.									
June 2016	0	0	7	0	0	0	0	0	7
June 2015	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
June 2016	4	0	0	0	0	0	0	0	4
June 2015	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
June 2016	5	0	0	0	0	0	0	0	5
June 2015	5	0	0	0	0	0	0	0	5
Rosser R.M.									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2016	5	0	0	0	0	0	0	0	5
June 2015	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2016	3	0	0	0	0	0	0	0	3
June 2015	15	0	0	0	0	0	0	0	15
Tache R.M.									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
June 2016	1	0	0	0	0	0	0	0	1
June 2015	9	0	0	0	0	0	0	0	9
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2016	153	24	7	0	30	15	51	64	344
June 2015	167	22	0	0	7	0	58	0	254

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
June 2016	811	124	8	1	218	1,088	93	2,046	4,389
June 2015	749	92	4	0	347	1,491	84	1,181	3,948
East St. Paul R.M.									
June 2016	32	0	0	0	0	0	0	0	32
June 2015	44	0	0	0	0	0	0	0	44
Headingley R.M.									
June 2016	9	0	7	0	0	0	21	0	37
June 2015	12	0	0	0	0	0	0	0	12
MacDonald R.M.									
June 2016	29	0	0	5	0	0	0	0	34
June 2015	31	0	0	0	0	0	0	0	31
Ritchot R.M.									
June 2016	25	2	0	0	0	14	0	0	41
June 2015	23	2	0	0	0	44	6	0	75
Rosser R.M.									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2016	38	0	0	0	0	0	0	0	38
June 2015	42	0	0	0	0	0	0	0	42
St. Francois Xavier R.M.									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
June 2016	31	8	0	0	6	0	0	0	45
June 2015	45	4	0	0	0	0	0	0	49
Tache R.M.									
June 2016	11	0	4	0	0	0	0	0	15
June 2015	28	0	0	0	0	0	0	0	28
West St. Paul R.M.									
June 2016	22	0	0	0	0	0	0	0	22
June 2015	56	0	0	0	0	0	0	0	56
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2016	1,010	134	19	6	224	1,102	114	2,046	4,655
June 2015	1,031	98	4	0	347	1,535	90	1,181	4,286

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
June 2016	114	16	0	0	12	66	16	191	415
June 2015	133	14	0	0	12	56	41	3	259
East St. Paul R.M.									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	0	0	0	0	0	0	0	0	0
Headingley R.M.									
June 2016	3	0	0	0	0	0	0	0	3
June 2015	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
June 2016	6	0	0	0	0	0	0	0	6
June 2015	11	0	0	0	0	0	0	0	11
Ritchot R.M.									
June 2016	0	0	0	0	0	0	6	0	6
June 2015	4	0	0	0	0	0	0	0	4
Rosser R.M.									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2016	5	0	0	0	0	0	0	0	5
June 2015	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	4	0	0	0	0	0	0	0	4
Springfield R.M.									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	5	2	0	0	0	0	0	0	7
Tache R.M.									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	2	0	0	0	0	0	0	0	2
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2016	136	16	0	0	12	66	22	191	443
June 2015	167	16	0	0	12	56	41	3	295

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
June 2016	175	30	0	2	53	271	n/a	n/a	531
June 2015	214	27	0	2	74	239	n/a	n/a	556
East St. Paul R.M.									
June 2016	2	0	0	0	0	0	n/a	n/a	2
June 2015	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
June 2016	2	0	0	0	0	0	n/a	n/a	2
June 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
June 2016	12	0	0	0	0	0	n/a	n/a	12
June 2015	17	0	0	0	3	0	n/a	n/a	20
Ritchot R.M.									
June 2016	4	0	0	0	0	5	n/a	n/a	9
June 2015	11	0	0	0	4	0	n/a	n/a	15
Rosser R.M.									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
June 2016	3	0	0	0	0	0	n/a	n/a	3
June 2015	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	5	0	0	0	0	0	n/a	n/a	5
Springfield R.M.									
June 2016	6	4	1	0	0	0	n/a	n/a	11
June 2015	9	5	3	0	0	0	n/a	n/a	17
Tache R.M.									
June 2016	3	0	0	0	0	14	n/a	n/a	17
June 2015	6	0	3	0	0	30	n/a	n/a	39
West St. Paul R.M.									
June 2016	4	0	0	0	0	0	n/a	n/a	4
June 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2016	212	34	1	2	53	290	n/a	n/a	592
June 2015	271	32	6	2	81	269	n/a	n/a	661

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
June 2016	112	18	0	0	13	79	n/a	n/a	222
June 2015	145	7	0	0	7	14	n/a	n/a	173
East St. Paul R.M.									
June 2016	4	0	0	0	0	0	n/a	n/a	4
June 2015	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
June 2016	3	0	0	0	0	0	n/a	n/a	3
June 2015	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
June 2016	7	0	0	0	0	0	n/a	n/a	7
June 2015	8	0	0	0	1	0	n/a	n/a	9
Ritchot R.M.									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	4	0	0	0	4	0	n/a	n/a	8
Rosser R.M.									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
June 2016	5	0	0	0	0	0	n/a	n/a	5
June 2015	6	0	0	0	0	0	n/a	n/a	6
St. Francois Xavier R.M.									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
June 2016	4	0	0	0	0	0	n/a	n/a	4
June 2015	6	1	0	0	0	0	n/a	n/a	7
Tache R.M.									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	3	0	0	0	0	0	n/a	n/a	3
West St. Paul R.M.									
June 2016	2	0	0	0	0	0	n/a	n/a	2
June 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2016	139	18	0	0	13	79	n/a	n/a	249
June 2015	178	8	0	0	12	14	n/a	n/a	212

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Winnipeg City	125	110	26	22	79	65	79	0	309	197	56.9
East St. Paul R.M.	10	6	0	0	0	0	0	0	10	6	66.7
Headingley R.M.	0	0	0	0	7	0	0	0	7	0	n/a
MacDonald R.M.	4	10	0	0	0	0	0	0	4	10	-60.0
Ritchot R.M.	5	5	0	0	0	0	0	0	5	5	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	7	0	0	0	0	0	0	5	7	-28.6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	3	15	0	0	0	0	0	0	3	15	-80.0
Tache R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
West St. Paul R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	153	167	26	22	86	65	79	0	344	254	35.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	697	600	96	84	183	223	562	746	1,538	1,653	-7.0
East St. Paul R.M.	21	17	0	0	0	0	0	0	21	17	23.5
Headingley R.M.	4	2	0	0	28	0	0	0	32	2	**
MacDonald R.M.	31	28	0	0	0	0	0	0	31	28	10.7
Ritchot R.M.	18	20	2	2	0	0	14	0	34	22	54.5
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	25	24	0	0	0	0	0	0	25	24	4.2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	25	38	8	4	6	0	0	0	39	42	-7.1
Tache R.M.	10	16	0	0	0	0	0	0	10	16	-37.5
West St. Paul R.M.	10	19	0	0	0	0	0	0	10	19	-47.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	843	764	106	90	217	223	576	746	1,742	1,823	-4.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Winnipeg City	28	7	51	58	15	0	64	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	35	7	51	58	15	0	64	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	132	117	51	106	183	159	379	587
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	21	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	145	117	72	106	197	159	379	587

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Winnipeg City	149	132	45	7	115	58	309	197
East St. Paul R.M.	10	6	0	0	0	0	10	6
Headingley R.M.	7	0	0	0	0	0	7	0
MacDonald R.M.	4	10	0	0	0	0	4	10
Ritchot R.M.	5	5	0	0	0	0	5	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	7	0	0	0	0	5	7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	15	0	0	0	0	3	15
Tache R.M.	0	5	0	0	0	0	0	5
West St. Paul R.M.	1	9	0	0	0	0	1	9
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	184	189	45	7	115	58	344	254

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	781	684	327	276	430	693	1,538	1,653
East St. Paul R.M.	21	17	0	0	0	0	21	17
Headingley R.M.	11	2	0	0	21	0	32	2
MacDonald R.M.	31	28	0	0	0	0	31	28
Ritchot R.M.	20	22	14	0	0	0	34	22
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	25	24	0	0	0	0	25	24
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	33	42	6	0	0	0	39	42
Tache R.M.	10	16	0	0	0	0	10	16
West St. Paul R.M.	10	19	0	0	0	0	10	19
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	944	854	347	276	451	693	1,742	1,823

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Winnipeg City	114	134	20	18	24	48	257	59	415	259	60.2
East St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Headingley R.M.	3	2	0	0	0	0	0	0	3	2	50.0
MacDonald R.M.	6	11	0	0	0	0	0	0	6	11	-45.5
Ritchot R.M.	0	4	0	0	6	0	0	0	6	4	50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	4	0	0	0	0	0	0	5	4	25.0
St. Francois Xavier R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
Springfield R.M.	2	5	0	2	0	0	0	0	2	7	-71.4
Tache R.M.	2	2	0	0	0	0	0	0	2	2	0.0
West St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	136	168	20	20	30	48	257	59	443	295	50.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	622	741	142	62	133	124	488	802	1,385	1,729	-19.9
East St. Paul R.M.	24	16	0	0	0	0	0	0	24	16	50.0
Headingley R.M.	9	11	0	0	0	0	0	0	9	11	-18.2
MacDonald R.M.	26	34	0	0	0	4	0	0	26	38	-31.6
Ritchot R.M.	9	29	2	2	6	0	0	0	17	31	-45.2
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	42	33	0	0	0	0	0	0	42	33	27.3
St. Francois Xavier R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
Springfield R.M.	40	60	6	20	0	3	0	0	46	83	-44.6
Tache R.M.	18	36	0	0	0	4	0	30	18	70	-74.3
West St. Paul R.M.	26	17	0	0	0	0	0	0	26	17	52.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	818	987	150	84	139	135	488	832	1,595	2,038	-21.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Winnipeg City	8	12	16	36	66	56	191	3
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	8	12	22	36	66	56	191	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	96	82	37	42	190	355	298	447
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	96	93	43	42	190	385	298	447

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Winnipeg City	130	147	78	68	207	44	415	259
East St. Paul R.M.	2	0	0	0	0	0	2	0
Headingley R.M.	3	2	0	0	0	0	3	2
MacDonald R.M.	6	11	0	0	0	0	6	11
Ritchot R.M.	0	4	0	0	6	0	6	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	4	0	0	0	0	5	4
St. Francois Xavier R.M.	0	4	0	0	0	0	0	4
Springfield R.M.	2	7	0	0	0	0	2	7
Tache R.M.	2	2	0	0	0	0	2	2
West St. Paul R.M.	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	152	183	78	68	213	44	443	295

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	734	794	312	441	339	494	1,385	1,729
East St. Paul R.M.	24	16	0	0	0	0	24	16
Headingley R.M.	9	11	0	0	0	0	9	11
MacDonald R.M.	26	34	0	4	0	0	26	38
Ritchot R.M.	11	31	0	0	6	0	17	31
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	42	33	0	0	0	0	42	33
St. Francois Xavier R.M.	1	8	0	0	0	0	1	8
Springfield R.M.	44	81	0	0	2	2	46	83
Tache R.M.	18	40	0	30	0	0	18	70
West St. Paul R.M.	26	17	0	0	0	0	26	17
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	936	1,067	312	475	347	496	1,595	2,038

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
June 2016	19	17.3	35	31.8	25	22.7	18	16.4	13	11.8	110	400,000	430,880
June 2015	36	25.0	35	24.3	18	12.5	22	15.3	33	22.9	144	400,000	437,170
Year-to-date 2016	143	23.0	211	34.0	108	17.4	73	11.8	86	13.8	621	400,000	417,112
Year-to-date 2015	151	21.7	178	25.6	126	18.1	111	16.0	129	18.6	695	400,000	429,644
East St. Paul R.M.													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Headingley R.M.													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	2	22.2	0	0.0	2	22.2	5	55.6	9	-	-
MacDonald R.M.													
June 2016	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	542,651
June 2015	2	25.0	0	0.0	1	12.5	4	50.0	1	12.5	8	-	445,503
Year-to-date 2016	3	11.1	0	0.0	9	33.3	5	18.5	10	37.0	27	-	518,738
Year-to-date 2015	5	16.1	0	0.0	3	9.7	13	41.9	10	32.3	31	-	470,743
Ritchot R.M.													
June 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
June 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	1	10.0	9	90.0	0	0.0	0	0.0	0	0.0	10	-	-
Year-to-date 2015	12	70.6	4	23.5	0	0.0	0	0.0	1	5.9	17	-	338,713
Rosser R.M.													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
Year-to-date 2015	5	45.5	2	18.2	1	9.1	1	9.1	2	18.2	11	-	-
St. Francois Xavier R.M.													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
June 2016	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	-	434,475
June 2015	2	40.0	0	0.0	1	20.0	1	20.0	1	20.0	5	-	423,913
Year-to-date 2016	4	23.5	3	17.6	7	41.2	0	0.0	3	17.6	17	-	414,725
Year-to-date 2015	11	34.4	5	15.6	6	18.8	3	9.4	7	21.9	32	-	411,013
Tache R.M.													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2016	7	58.3	4	33.3	1	8.3	0	0.0	0	0.0	12	-	-
Year-to-date 2015	6	54.5	2	18.2	0	0.0	0	0.0	3	27.3	11	-	344,975
West St. Paul R.M.													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	662,500
First Nations													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
June 2016	21	16.9	36	29.0	26	21.0	19	15.3	22	17.7	124	402,500	442,319
June 2015	45	26.6	38	22.5	20	11.8	27	16.0	39	23.1	169	400,000	436,047
Year-to-date 2016	163	22.8	229	32.1	125	17.5	79	11.1	118	16.5	714	402,500	422,665
Year-to-date 2015	190	23.0	193	23.4	136	16.5	131	15.9	175	21.2	825	405,000	433,278

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	430,880	437,170	-1.4	417,112	429,644	-2.9
East St. Paul R.M.	-	-	n/a	-	662,933	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	542,651	445,503	21.8	518,738	470,743	10.2
Ritchot R.M.	-	-	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	434,475	423,913	2.5	414,725	411,013	0.9
Tache R.M.	-	-	n/a	-	344,975	n/a
West St. Paul R.M.	-	-	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	442,319	436,047	1.4	422,665	433,278	-2.4

Source: CMHC (Market Absorption Survey)

Figure 1: MLS® Residential Average Price for Winnipeg

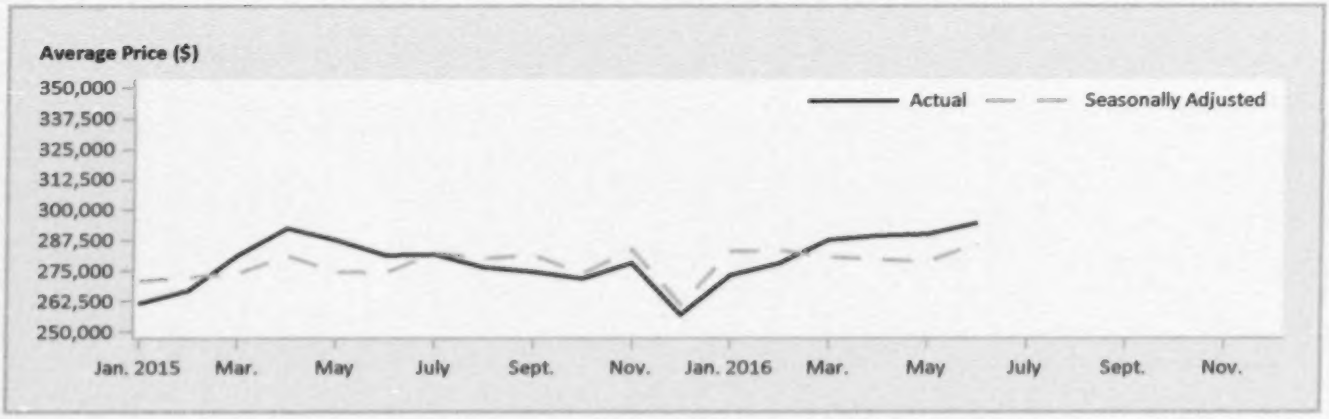


Figure 2: MLS® Residential Sales for Winnipeg

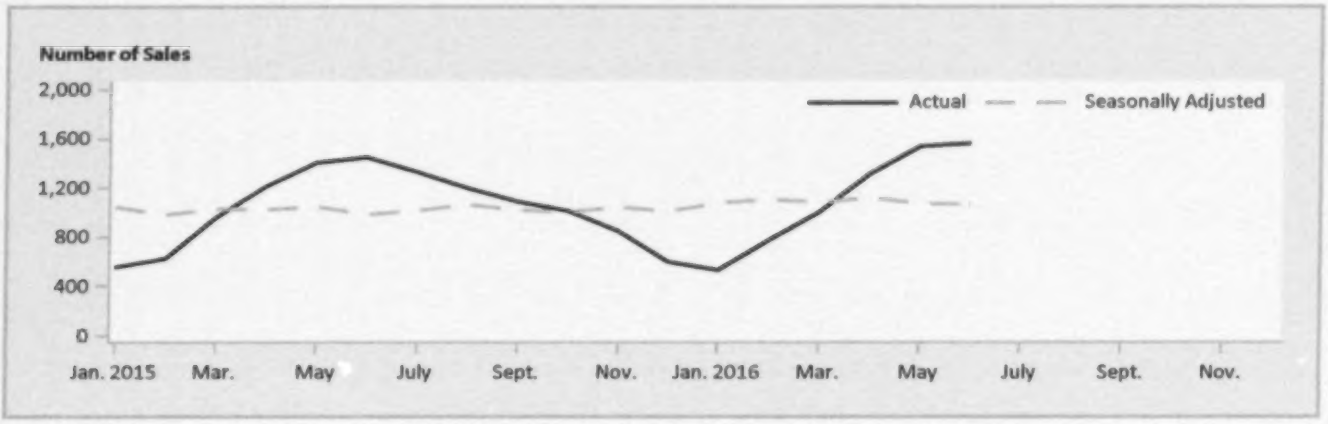
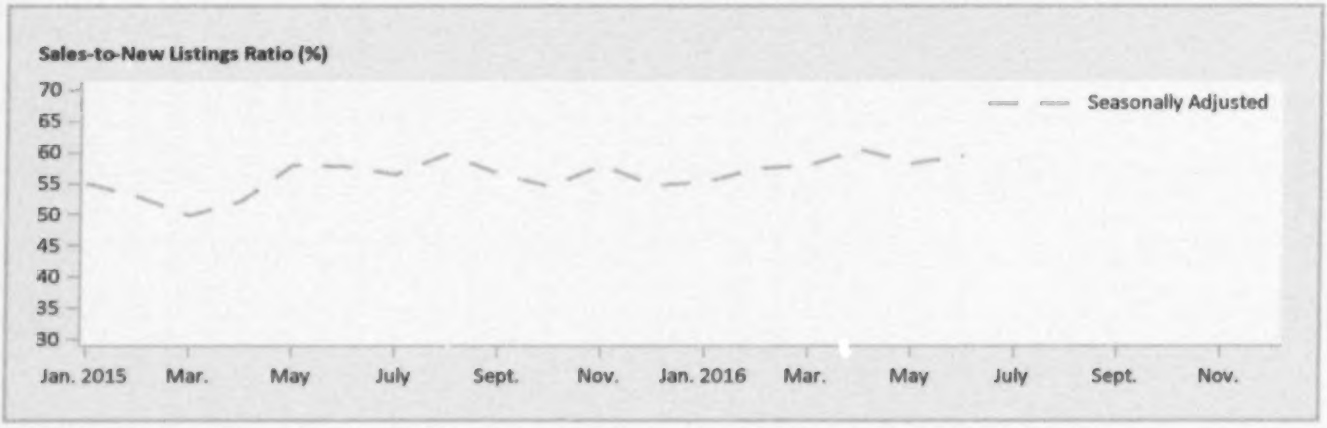


Figure 3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.9	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64		129.6	425	6.3	68.6	862
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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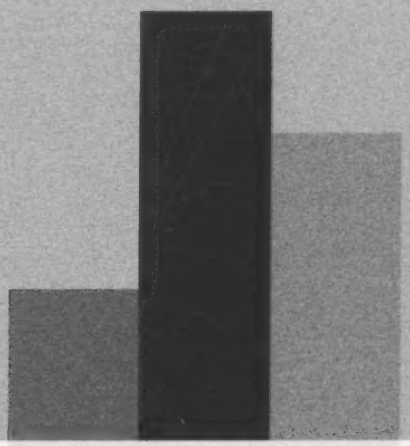

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